

025.0

Map

0002

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,009,700 /

USE VALUE: 1,009,700 /

ASSESSED: 1,009,700 /

Total Card /

Total Parcel

1,009,700

1,009,700

1,009,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MARATHON ST, ARLINGTON

OWNERSHIP

Owner 1:	CURTIN RONALD				
Owner 2:					
Owner 3:					
Street 1:	18 MARATHON ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	CURTIN MARY J TRUSTEE -		
Owner 2:	18 MARATHON TRUST -		
Street 1:	18 MARATHON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Clapboard Exterior and 2968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	501,700	4,000	504,000	1,009,700
Total Card	0.161	501,700	4,000	504,000	1,009,700
Total Parcel	0.161	501,700	4,000	504,000	1,009,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	340.22	/Parcel:	340.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	501,700	4000	7,000.	504,000	1,009,700	1,009,700	Year End Roll	12/18/2019
2019	104	FV	384,800	4000	7,000.	535,500	924,300	924,300	Year End Roll	1/3/2019
2018	104	FV	384,800	4000	7,000.	390,600	779,400	779,400	Year End Roll	12/20/2017
2017	104	FV	360,700	4000	7,000.	340,200	704,900	704,900	Year End Roll	1/3/2017
2016	104	FV	360,700	4000	7,000.	289,800	654,500	654,500	Year End	1/4/2016
2015	104	FV	321,100	4000	7,000.	283,500	608,600	608,600	Year End Roll	12/11/2014
2014	104	FV	321,100	4000	7,000.	233,100	558,200	558,200	Year End Roll	12/16/2013
2013	104	FV	334,200	4000	7,000.	221,800	560,000	560,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIN MARY J T	75242-320	1	7/29/2020	Convenience		1	No	No	
DIPERNA CARMELA	25689-146		9/28/1995			1	No	No	A

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
7/10/2017	MEAS&NOTICE	KB	Kevin B
5/18/2009	Measured	189	PATRIOT
10/29/1999	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_/\_\_/\_\_

USER DEFINED

Prior Id # 1:	16280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	17:32:15

LAST REV

Date	Time
08/05/20	10:59:32
mmcmakin	
2014	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

